

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH  
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF  
SUTHERLAND DRIVE WIRELESS TELECOMMUNICATION FACILITY  
P08-012; ER08-09-003**

**May 7, 2009**

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
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While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
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NO  
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NOT APPLICABLE/EXEMPT  
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The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
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NO  
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NOT APPLICABLE/EXEMPT  
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As identified within Section 67.750(c) of the San Diego County Groundwater Ordinance, it has been determined that groundwater resources are adequate to meet the groundwater demands of the project without the requirement of a Groundwater Investigation. Groundwater use is expected to be minimal as the project proposes landscaping consisting of Engelmann Oaks and California Lilac. Once they are established use of groundwater for irrigation will no longer be required. The project will not adversely impact groundwater availability.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Section 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e)(2)(iii))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

***Floodways and Floodplain Fringe:***

The project is not located near any floodway/floodplain fringe area as defined in the RPO, nor is it located near any water course which is plotted on official County Floodway/Floodplain map.

***Steep Slopes:***

The site does contain steep slopes, however, according to 86.604(e)(2)(bb)(iii) of the RPO, public and private utility systems are exempt from this section of the RPO provided that findings are made that the least environmentally damaging alignment has been selected. Therefore, it has been found that the proposed project complies with the RPO.

***Sensitive Habitats:***

No sensitive habitat lands were identified on the site as determined on a site visit conducted by Michelle Chan on March 19, 2008. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

***Significant Prehistoric and Historic Sites:***

The project site has been surveyed and tested by a County approved archaeologist Sue Wade on July 11-24, 2008 and it has been determined that there is one archaeological resource (CA-SDI-19061) present. This resource includes a boulder outcrop containing

with severely exfoliated bedrock milling. An archaeological technical study entitled, *Southerland Drive Wireless Facility, Cultural Resource Survey and Evaluation for CA-SDi-19061*, prepared by Sue Wade, dated October 14, 2008, evaluated the significance of the archaeological resources based on subsurface testing, analysis of recovered artifacts, and other investigations and has determined that the archaeological resource is not significant. It does not need to be preserved under the Resource Protection Ordinance.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES  
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NO  
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NOT APPLICABLE  
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The Department of Planning and Land Use (DPLU) and Department of Public Works (DPW) staff have reviewed the Stormwater Management Plan (SWMP) For Minor Projects submitted to the County of San Diego on September 30, 2008, and prepared by Richard Marvin for the proposed unmanned wireless telecommunications facility in the Ramona Community Planning Area within the County of San Diego. This document complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES  
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NO  
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NOT APPLICABLE  
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The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The site is zoned A72 that has a one-hour nighttime average sound limit of 45dBA. The adjacent properties are also zoned A72. Based on review by the County Noise Specialist Emmet Aquino on April 28, 2008, the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is 45 dBA at the property line. Staff has reviewed the plot plans and a Noise Specifications letter received on March 5, 2008. The Verizon project proposes noise generating equipment consisting of a Generac Generator and wall mounted HVAC units on the southern facade of an equipment shelter. All proposed equipment will be enclosed within an 8-foot high concrete block enclosure. Incorporating a proposed block wall as a design feature consideration, noise levels produced by the Verizon facility to the nearest property line (southern) will not exceed 45 dBA Leq. Therefore, the proposed Verizon Wireless facility will comply with the County Noise Ordinance.